



**D**  
Dryden

**ASHWOOD**  
2214 12th Ave. S  
Nashville, TN 37204

TURNBRIDGE  
EQUITIES

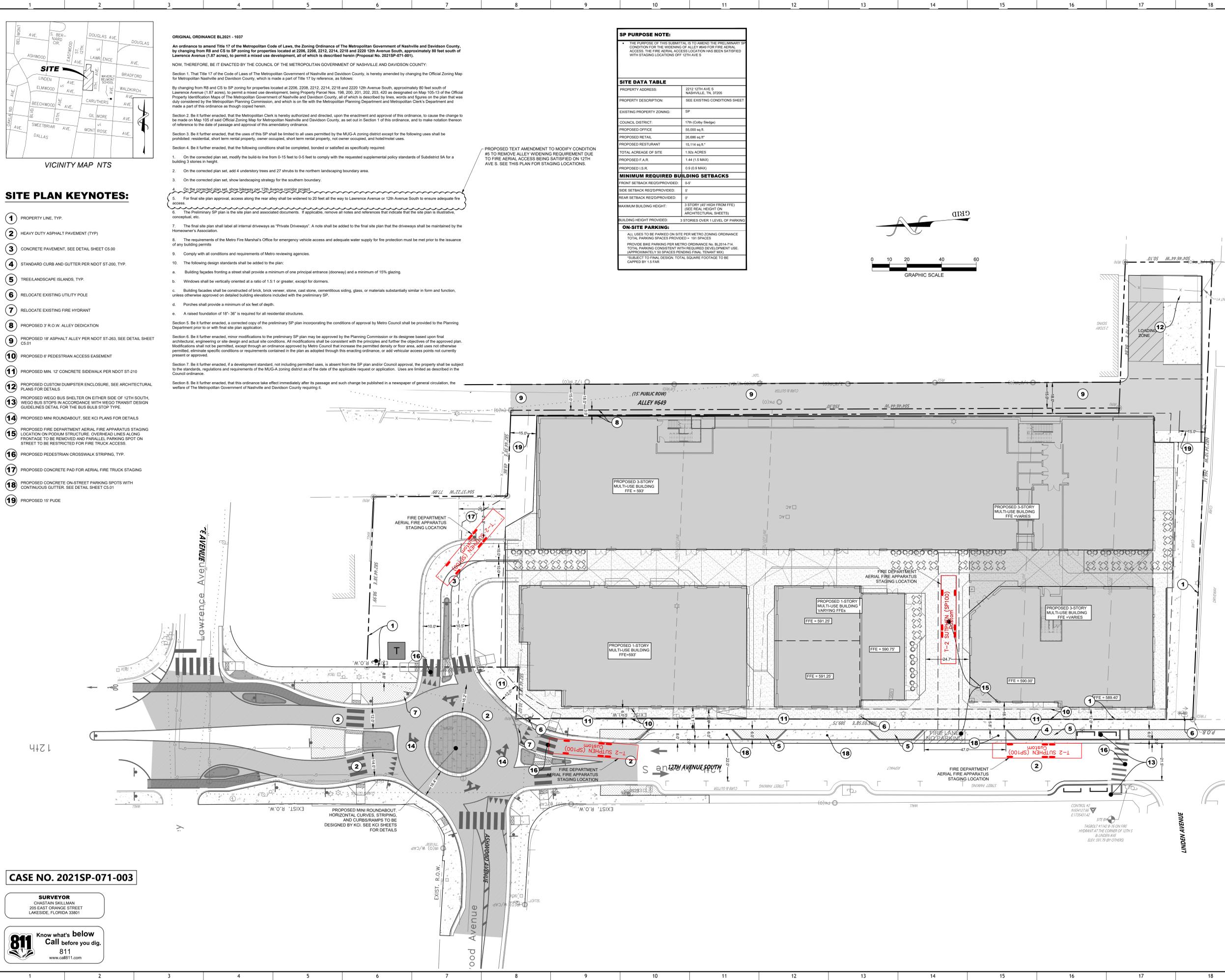
SET:	DATE:
GRADING PERMIT	6.03.22
FINAL SP	7.01.22
TEXT AMENDMENT	9.14.22
TEXT AMENDMENT COMMENTS	10.04.22

Issues

Project Number: 21.22542.00  
Project Lead: CM

PRELIMINARY SP TEXT  
AMENDMENT PLAN

**C1.00**



**SP PURPOSE NOTE:**

- THE PURPOSE OF THIS SUBMITTAL IS TO AMEND THE PRELIMINARY SP CONDITION FOR THE WIDENING OF ALLEY #649 FOR FIRE AERIAL ACCESS. THE FIRE AERIAL ACCESS LOCATION HAS BEEN SATISFIED WITH STAGING LOCATIONS OFF 12TH AVE S.

**SITE DATA TABLE**

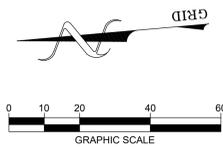
PROPERTY ADDRESS:	2212 12TH AVE S NASHVILLE, TN, 37205
PROPERTY DESCRIPTION:	SEE EXISTING CONDITIONS SHEET
EXISTING PROPERTY ZONING:	SP
COUNCIL DISTRICT:	17th (Cathy Swigg)
PROPOSED OFFICE:	55,000 sq ft
PROPOSED RETAIL:	26,000 sq ft
PROPOSED RESTAURANT:	15,114 sq ft
TOTAL ACREAGE OF SITE:	1.924 ACRES
PROPOSED F.A.R.:	1.44 (1.5 MAX)
PROPOSED I.S.R.:	0.9 (0.9 MAX)

**MINIMUM REQUIRED BUILDING SETBACKS**

FRONT SETBACK REQ'D/PROVIDED:	0-5'
SIDE SETBACK REQ'D/PROVIDED:	5'
REAR SETBACK REQ'D/PROVIDED:	0'
MAXIMUM BUILDING HEIGHT:	3 STORY (45' HIGH FROM FFE) (SEE REAR HEIGHT ON ARCHITECTURAL SHEETS)
BUILDING HEIGHT PROVIDED:	3 STORIES OVER 1 LEVEL OF PARKING

**ON-SITE PARKING:**

ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE  
TOTAL PARKING SPACES PROVIDED = 191 SPACES  
PROVIDE BIKE PARKING PER METRO ORDINANCE NO. BL2014-714  
TOTAL PARKING CONSISTENT WITH REQUIRED DEVELOPMENT USE  
(APPROXIMATELY 50 SPACES PENDING FINAL TENANT MIX)  
\*SUBJECT TO FINAL DESIGN TOTAL SQUARE FOOTAGE TO BE CAPTURED BY 1.5 FAR



**ORIGINAL ORDINANCE BL2021-1037**

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R8 and CS to SP zoning for properties located at 2206, 2208, 2212, 2214, 2218 and 2220 12th Avenue South, approximately 80 feet south of Lawrence Avenue (1.87 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2021SP-071-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from R8 and CS to SP zoning for properties located at 2206, 2208, 2212, 2214, 2218 and 2220 12th Avenue South, approximately 80 feet south of Lawrence Avenue (1.87 acres), to permit a mixed use development, being Property Parcel Nos. 188, 200, 201, 202, 203, 420 as designated on Map 105-13 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 105 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to all uses permitted by the MUG-A zoning district except for the following uses shall be prohibited: residential, short term rental property, owner occupied, short term rental property, not owner occupied, and hotel/motel uses.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

- On the corrected plan set, modify the build-to line from 0-15 feet to 0-5 feet to comply with the requested supplemental policy standards of Subdistrict 9A for a building 3 stories in height.
- On the corrected plan set, add 4 understory trees and 27 shrubs to the northern landscaping boundary area.
- On the corrected plan set, show landscaping strategy for the southern boundary.
- On the corrected plan set, show bikeway per 12th Avenue corridor project.
- For final site plan approval, access along the rear alley shall be widened to 20 feet all the way to Lawrence Avenue or 12th Avenue South to ensure adequate fire access.
- The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
- The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
- The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- Comply with all conditions and requirements of Metro reviewing agencies.
- The following design standards shall be added to the plan:
  - Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
  - Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
  - Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
  - Porchess shall provide a minimum of six feet of depth.
    - A raised foundation of 18"- 36" is required for all residential structures.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the purposes and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUG-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the will of the Metropolitan Government of Nashville and Davidson County requiring it.

PROPOSED TEXT AMENDMENT TO MODIFY CONDITION #5 TO REMOVE ALLEY WIDENING REQUIREMENT DUE TO FIRE AERIAL ACCESS BEING SATISFIED ON 12TH AVE S. SEE THIS PLAN FOR STAGING LOCATIONS.

**SITE PLAN KEYNOTES:**

- PROPERTY LINE, TYP.
- HEAVY DUTY ASPHALT PAVEMENT (TYP)
- CONCRETE PAVEMENT, SEE DETAIL SHEET CS-00
- STANDARD CURB AND GUTTER PER NDOT ST-200, TYP.
- TREELANDSCAPE ISLANDS, TYP.
- RELOCATE EXISTING UTILITY POLE
- RELOCATE EXISTING FIRE HYDRANT
- PROPOSED 3' R.O.W. ALLEY DEDICATION
- PROPOSED 18' ASPHALT ALLEY PER NDOT ST-263, SEE DETAIL SHEET CS-01
- PROPOSED 6' PEDESTRIAN ACCESS EASEMENT
- PROPOSED MIN. 12' CONCRETE SIDEWALK PER NDOT ST-210
- PROPOSED CUSTOM DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS
- PROPOSED WEGO BUS SHELTER ON EITHER SIDE OF 12TH SOUTH, WEGO BUS STOPS IN ACCORDANCE WITH WEGO TRANSIT DESIGN GUIDELINES DETAIL FOR THE BUS BULB STOP TYPE.
- PROPOSED MINI ROUNDABOUT, SEE KCI PLANS FOR DETAILS
- PROPOSED FIRE DEPARTMENT AERIAL FIRE APPARATUS STAGING LOCATION ON POOLROOM STRUCTURE. OVERHEAD LINES ALONG FRONTAGE TO BE REMOVED AND PARALLEL PARKING SPOT ON STREET TO BE RESTRICTED FOR FIRE TRUCK ACCESS.
- PROPOSED PEDESTRIAN CROSSWALK STRIPING, TYP.
- PROPOSED CONCRETE PAD FOR AERIAL FIRE TRUCK STAGING
- PROPOSED CONCRETE ON-STREET PARKING SPOTS WITH CONTINUOUS GUTTER. SEE DETAIL SHEET CS-01
- PROPOSED 15' PUDE

**CASE NO. 2021SP-071-003**

**SURVEYOR**  
CHASTAIN SKILLMAN  
205 EAST ORANGE STREET  
LAKE SIDNEY, FLORIDA 33801

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